



**Proposal: Two Storey  
Dwelling House with  
Attached Garage,  
Retaining Walls &  
Removal of Street Tree**

**Location: 15 Hendy  
Avenue, Panania**

**Applicant: Krystal Sharan,  
Susan Sharan, Andrew  
Sharan and Scott Wise  
C/- PPlan**

**Date: 13<sup>th</sup> March 2024**



# **Statement of Environmental Effects**

## 1.0 REPORT SUMMARY

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### 1.1 Proposal

<b>Proposal:</b>	Single Storey Dwelling House with Attached Garage
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### 1.2 Site Details

<b>Address:</b>	15 Hendy Avenue, Panania
<b>RPD:</b>	Lot 32 on DP26037
<b>Site Area:</b>	714.35mm <sup>2</sup>
<b>Easements:</b>	Nil
<b>LEP:</b>	Bankstown Local Environmental Plan 2023
<b>DCP:</b>	Bankstown Development control Plan 2023
<b>Zone:</b>	R2 – Low Density Residential

### 1.3 Nature of Development Application

<b>Type of Development:</b>	Two Storey Dwelling House with Attached Garage & Retaining Walls
<b>Approval Type:</b>	Development Permit
<b>Proposed Use as Defined:</b>	Dwelling House
<b>Category of Assessment:</b>	Permitted with Consent

### 1.4 Owner and Applicant Details

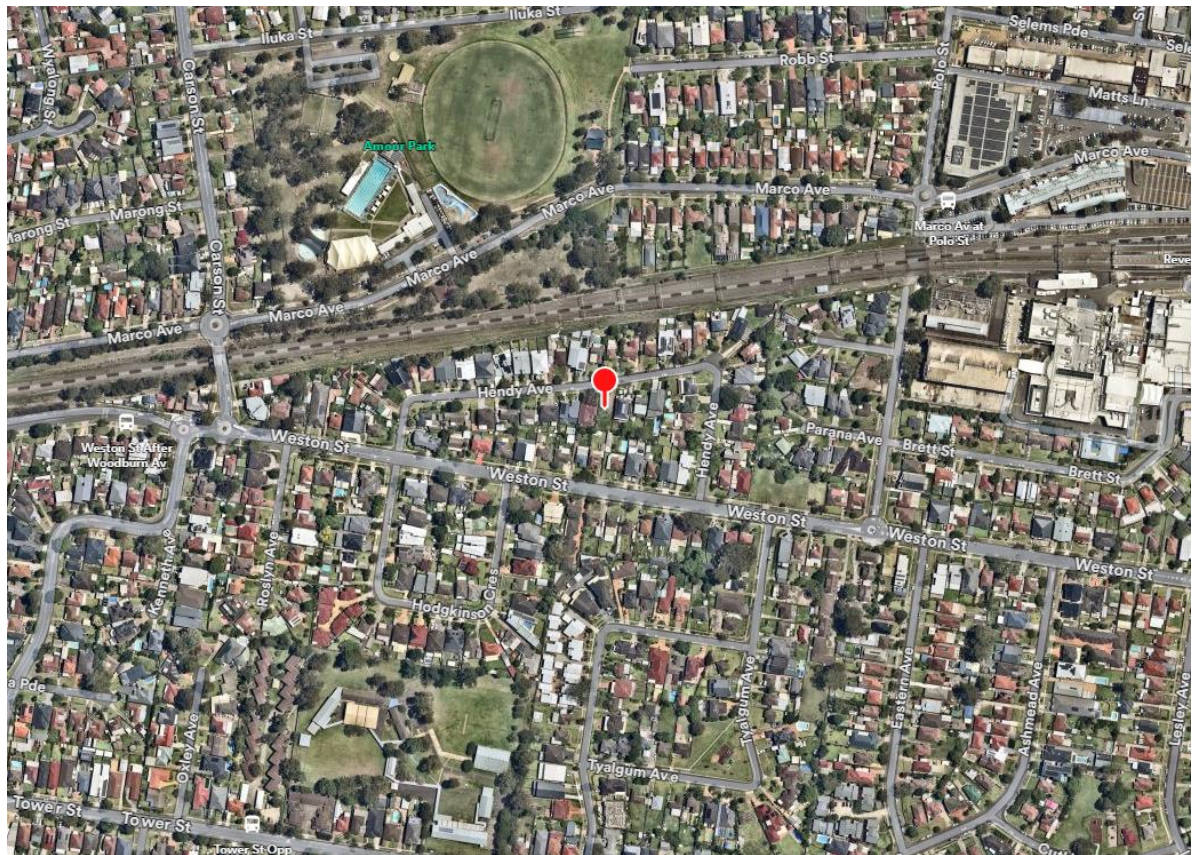
<b>Applicant Name:</b>	Coral Homes Pty Ltd
<b>Owner Name:</b>	Krystal Sharan, Susan Sharan, Andrew Sharan and Scott Wise C/- PPlan
<b>Contact Name:</b>	PPLAN – Blair McPherson
<b>Phone:</b>	07 3707 6675
<b>Email:</b>	town.planning@pplan.com.au



2.1 Aerial Photos



Subject Development Site – Nearmaps (3<sup>rd</sup> January 2024)



Subject Development Site Locality – Nearmaps (3<sup>rd</sup> January 2024)



## **2.2 Site Details**

The subject site is the lot found at 15 Hendy Avenue, Panania or as it is formally identified as Lot 32 on DP26037. The lot has a total area of 495m<sup>2</sup> and is zoned by the Bankstown Local Environmental Plan 2015 as R2 Low Density Residential. The development site is identified as containing an established single storey dwelling house which is to be demolished prior to the construction of the proposed dwelling. The sites locality consists largely of low-density residential land uses to the north, south, east, and west with some mixed use and commercial developments surrounding the train station to the west.

## **2.3 Access**

The site has a frontage to Hendy Avenue of 14.6m. There is currently a crossover in place at the left of the site's frontage to the street, this is to be removed as part of the established dwellings demolition. A new crossover will be put in place as part of the proposed dwellings works located at the right of the site's frontage to the street. The proposed driveway will have a width of 3500mm.

## **2.4 Vegetation**

The site will be cleared of any landscaping vegetation as part of the predevelopment works. It is noted that the sites frontage is constrained by a street tree, it is requested this tree be removed to allow for the construction of the required crossover.

## **2.5 Topography**

As detailed by the provided site plan, minor cut and fill works will be required to get the necessary pad level of 19.050m AHD. A proposed maximum cut of and fill of 600mm is required. This will result in some small retaining walls located at the front and rear of the dwelling which will have a similar height of 600mm at their tallest.

## **2.6 Constraints**

The development site is noted as being mapped with Council Flood Mapping Probable Maximum Flood Extent, with the noted 100-year ARI event level for the site being 18.3m AHD. The provided SSR report details that all dwellings must be 300mm above the noted ARI levels. The proposed dwelling will have a slab level of 19.4m AHD.

No easements or covenants further burden the site.







### 4.1 *Environmental Planning and Assessment Act 1979*

The following matters must be taken into consideration pursuant to section 4 of the Act:

### 4.2 Any Environmental Planning Instrument

Instruments considered directly relevant to the proposal comprise the *Canterbury Bankstown Local Environmental Plan 2023*, the *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*, and the *State Environmental Planning Policy (Resilience and Hazards) 2021*. See section 5 of this Statement.

### 4.3 Any Draft Environmental Planning Instrument

None.

### 4.4 Any Development Control Plan

See section 6 of this Statement.

### 4.5 The Environmental Planning and Assessment Regulation 2000

No specific provisions apply.

### 4.6 The Likely Impacts of the Development on the Natural and Built Environments and Social and Economic Impacts

The land is zoned for residential purposes and has been established for residential purposes. The proposed double storey dwelling house is submitted to be consistent with the evolving built form and character of the vicinity. The proposed new dwelling complies with Chapter 2 relating to Flood Mitigation and Chapter 5 residential design requirements.

### 4.7 The suitability of the Site for the Development

The site has been developed for residential purposes. The proposal is consistent with the intended purpose, as well as the zoning of the land.

### 4.8 Any Submissions

Council will address public notification as part of the assessment of the development application. Any submissions received will be addressed based on its planning merit.

### 4.9 The Public Interest

The development of the site is consistent with the intended purpose of the zone and the standards contained in the Canterbury Bankstown Development Control Plan 2023.



### 5.1 *Environmental Planning and Assessment Act 1979*

A BASIX Certificate is submitted with this development application.

### 5.2 *State Environmental Planning Policy (Resilience and Hazards) 2021.*

Not Applicable to this development, if Council requires an Assessment include in further request for information.

### 5.3 **Canterbury Bankstown Local Environmental Plan 2023**

#### 5.3.1 Land Use Table

The land is zoned R2 Low Density Residential. The primary objectives is to provide for the housing needs of the community, to provide for a variety of housing types and densities, to enable other land uses that provide facilities or services to meet the day to day needs of residents, and to encourage the provision of tourist accommodation and related facilities and services in association with residential development where it is unlikely to significantly impact on amenity or place demands on services beyond the level reasonably required for residential use.

The proposed use is defined as a dwelling house. Pursuant to the provisions of the Canterbury Bankstown Local Environmental Plan 2023, a dwelling house is permitted with development consent.

#### 5.3.2 Development Control Plan

The Bankstown Development Control Plan 2015 is applicable to the proposed development. The following components are applicable:

- Chapter 2 – Site Consideration, Part 2.2 Flood Risk Management
- Chapter 3 – General Requirements, Part 3.3 Waste Management
- Chapter 5 – Residential Accommodation, Section 2 – Dwelling Houses

#### 5.3.3 Miscellaneous Provisions, Miscellaneous Provisions & Additional Local Provisions of the Canterbury Bankstown Local Environmental Plan 2023

No miscellaneous provisions from the Canterbury Bankstown Local Environmental Plan 2023 are deemed to be applicable to the proposed development.

### 6.1 Canterbury Bankstown Development Control Plan 2023

The Canterbury Bankstown Development Control Plan 2023 is applicable to the proposed development. The following components are applicable:

- Chapter 2 – Site Consideration, Part 2.2 Flood Risk Management
- Chapter 3 – General Requirements, Part 3.3 Waste Management
- Chapter 5 – Residential Accommodation, Section 2 – Dwelling Houses

#### Response to Chapter 2 – Site Consideration, Part 2.2 Flood Risk Management

Element	Assessment
<b>3.1</b> The proposed development should not result in any significant increase in risk to human life, or in a significant increase in economic or social costs as a result of flooding.	<b>Complies</b> The proposed is a dwelling in place of a previous dwelling as such the risk is deemed to be equivalent to what was there prior.
<b>3.2</b> The proposal should only be permitted where effective warning time and reliable access is available to an area free of risk from flooding, consistent with any relevant flood plan or flood evacuation strategy.	<b>Complies</b> The occupants of the site would have sufficient time to use flood free access to the east and north through Carson street for wider access to the road network.
<b>3.3</b> Development should not significantly increase the potential for damage or risk other properties either individually or in combination with the cumulative impact of development that is likely to occur in the same floodplain.	<b>Complies</b> As detailed previously the dwelling is replacing a previous dwelling as such the flood storage on site is deemed to be like for like.
<b>3.4</b> Motor vehicles are able to be relocated, undamaged, to an area with substantially less risk from flooding, within effective warning time.	<b>Complies</b> In the event of a Flood Hazard occupants will have sufficient time to relocate vehicles to flood free area. Hendy Avenue is only effected very minimally by flood.
<b>3.5</b> Procedures would be in place, if necessary, (such as warning systems, signage or evacuation drills) so that people are aware of the need to evacuate and relocate motor vehicles during a flood and are capable of identifying the appropriate evacuation route.	<b>Not Applicable</b> Proposed is a single dwelling.
<b>3.6</b> To minimise the damage to property, including motor vehicles arising from flooding.	<b>Complies</b> The proposed slab will be at 19.430m AHD which is more than 300mm above the 18.6m AHD 100 Year ARI Level.
<b>3.7</b> Development should not result in significant impacts upon the amenity of an area by way of unacceptable overshadowing of adjoining properties, privacy impacts (e.g. by unsympathetic house-raising) or by being incompatible with the streetscape or character of the locality.	<b>Complies</b> The proposed dwelling is a typical two storey construction, no overshadowing is being cause because of design considerations for Flooding.
<b>Prescriptive Controls</b>	
<b>3.8</b> Schedules 3 and 4 outline the controls relevant to each of the floodplains to which Chapter 2.2 of this DCP applies.	<b>Not Applicable</b>

## Response to - Chapter 3 – General Requirements, Part 3.3 Waste Management

Element	Assessment															
SECTION 2–STANDARD SERVICE SPECIFICATIONS FOR RESIDENTIAL DEVELOPMENT																
<b>2.1</b> The weekly generation rates per dwelling are: <table><tr><th>General Waste</th><th>Recycling</th><th>Garden Organics</th></tr><tr><td>140L</td><td>120L</td><td>120L*</td></tr></table>	General Waste	Recycling	Garden Organics	140L	120L	120L*	<b>Complies</b>									
General Waste	Recycling	Garden Organics														
140L	120L	120L*														
<b>2.2</b> The bin sizes for residential development are: <table><tr><th colspan="3">Waste Stream</th></tr><tr><th>General Waste</th><th>Recycling</th><th>Garden Organics</th></tr><tr><td>140L</td><td>240L</td><td>240L*</td></tr></table>	Waste Stream			General Waste	Recycling	Garden Organics	140L	240L	240L*	<b>Complies</b> All bins used after construction by occupants are provided by Council so will comply.						
Waste Stream																
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<b>2.3</b> The standard bin dimensions are: <table><tr><th rowspan="2">Standard Bin Type</th><th colspan="3">Dimensions</th></tr><tr><th>Height</th><th>Width</th><th>Depth</th></tr><tr><td>140L</td><td>930mm</td><td>530mm</td><td>610mm</td></tr><tr><td>240L</td><td>1,060mm</td><td>580mm</td><td>730mm</td></tr></table>	Standard Bin Type	Dimensions			Height	Width	Depth	140L	930mm	530mm	610mm	240L	1,060mm	580mm	730mm	<b>Complies</b> All bins used after construction by occupants are provided by Council so will comply.
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<b>2.4</b> The standard service frequencies for residential development are: <table><tr><th rowspan="2">Residential Development</th><th colspan="3">Service Frequency</th></tr><tr><th>General Waste</th><th>Recycling</th><th>Garden Organics</th></tr><tr><td>Dwelling Houses</td><td>One Collection per week</td><td>One Collection per week</td><td>One Collection per fortnight**</td></tr></table>	Residential Development	Service Frequency			General Waste	Recycling	Garden Organics	Dwelling Houses	One Collection per week	One Collection per week	One Collection per fortnight**	<b>Complies</b>				
Residential Development		Service Frequency														
	General Waste	Recycling	Garden Organics													
Dwelling Houses	One Collection per week	One Collection per week	One Collection per fortnight**													
SECTION 3–RESIDENTIAL DEVELOPMENT																
<b>3.1</b> Council or its contractors are solely to provide the waste services to all residential development types as required under the Local Government Act 1993.	<b>Complies</b>															
<b>3.2</b> Each dwelling is to have: <div>(a) A waste storage cupboard in the kitchen capable of holding two days waste and recycling and be sufficient to enable separation of recyclable materials.</div> <div>(b) A suitable space in the kitchen for a caddy to collect food waste.</div>	<b>Complies</b>															
<b>3.3</b> Development must provide an adequately sized bin storage area behind the front building line to accommodate all allocated bins.	<b>Complies</b> Bin storage will be positioned along the left-hand side of the dwelling, see site plan.															
<b>3.4</b> The location of the bin storage area must not adversely impact on the streetscape, building design or amenity of dwellings.	<b>Complies</b> The Bin Storage location will not be easily visible from the streetscape as it is setback from the															
<b>3.5</b> The location of the bin storage area should ensure this area: <div>(a) is screened or cannot be viewed from the public domain; and</div> <div>(b) is away from windows of habitable rooms to reduce adverse amenity impacts associated with noise, odour and traffic.</div>	<b>Complies</b> The proposed area for bin storage is out of view from any public domain. The bin storage area is located next to the adjoining premises garage, no habitable spaces.															



<p><b>3.6</b> The location of the bin storage area is to be convenient to use for the dwelling occupants and caretakers, through reducing the bin travel distance from the bin storage area to the nominated kerbside collection point. The bin-carting route from the bin storage area to the collection point must not pass through any internal areas of the building/dwelling and must avoid stairs or slopes.</p>	<p><b>Complies</b> The bins are located in a space which is optimal for moving from on-site storage to the kerb for Council collection.</p>
<p><b>3.7</b> Where possible, development may consider providing each dwelling with a suitable space for composting and worm farming, located within the backyard, private courtyard or open space. Composting facilities should locate on an unpaved area, with a minimum size of 1m2 per dwelling.</p>	<p><b>Not Applicable</b></p>
<p><b>3.8</b> Dwellings are to have access to an adequately sized on-site storage area to store bulky waste awaiting collection.</p>	<p><b>Complies</b></p>
<p><b>3.9</b> Development must comply with the requirements of the applicable Waste Design for New Developments Guide.</p>	<p><b>Complies</b> Waste management plan provided for construction of the dwelling, waste management post construction will be in accordance with Councils requirements in section 2 and in the applicable bins as detailed.</p>

## Response to - Chapter 5 – Residential Accommodation, Section 2 – Dwelling Houses

Element	Assessment
<b>Storey Limit (Not Including Basements)</b>	
<b>2.1</b> The storey limit for dwelling houses is two storeys	<b>Complies</b> The proposed dwelling is two storeys and has a height of 8648mm which is compliant with the requirements of the LEP which is a maximum of 9000mm.
<b>2.2</b> The siting of dwelling houses and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.	<b>Complies</b> The proposed dwelling has been positioned centrally on the lot.
<b>2.3</b> Any reconstituted ground level on the site must not exceed a height of 600mm above the ground level (existing) of an adjoining site except where: <ul style="list-style-type: none"> <li>(c) the dwelling house is required to be raised to achieve a suitable freeboard in accordance with Chapter 2.2 of this DCP; or</li> <li>(d) the fill is contained within the ground floor perimeter of the dwelling house to a height no greater than 1 metre above the ground level (existing) of the site.</li> </ul>	<b>Complies</b> The proposed dwelling has a maximum cut of 0.52m AHD and Fill of 0.58m AHD.
<b>Setback Restrictions</b>	
<b>2.4</b> The erection of dwelling houses is prohibited within 9 metres of an existing animal boarding or training establishment.	<b>Not Applicable</b>
<b>Street Setbacks</b>	
<b>2.5</b> The minimum setback for a building wall to the primary street frontage is: <ul style="list-style-type: none"> <li>(a) 5.5 metres for the first storey (i.e. the ground floor); and</li> <li>(b) 6.5 metres for the second storey.</li> </ul>	<b>Complies</b> The proposed dwelling has a front setback of 5525mm to the pier of the ground storey and 7170mm to the upper storey wall.
<b>2.6</b> The minimum setback to the secondary street frontage is: <ul style="list-style-type: none"> <li>(a) 3 metres for a building wall; and</li> <li>(b) 5.5 metres for a garage or carport that is attached to the building wall.</li> </ul>	<b>Not Applicable</b>
<b>Side Setbacks</b>	
<b>2.7</b> For the portion of the building wall that has a wall height less than or equal to 7 metres, the minimum setback to the side boundary of the site is 0.9 metre.	<b>Complies</b> Left hand side of the dwelling is setback 1219mm from the left hand side boundary. The right hand side boundary is 1000mm to the garage wall and 2900mm to the wall of habitable space.
<b>2.8</b> For the portion of the building wall that has a wall height greater than 7 metres, the minimum setback to the side boundary of the site is 1.5 metres. Council may vary this requirement where a second storey addition to an existing dwelling house demonstrates it must use the ground floor walls for structural support.	<b>Not Applicable</b> Dwelling wall height on side elevations is approx. 5500mm.
<b>2.9</b> The basement level must not project beyond the ground floor perimeter of the dwelling house.	<b>Not Applicable</b> No basement is proposed.
<b>Private Open Space</b>	

<p><b>2.10</b> Dwelling houses must provide a minimum 80m<sup>2</sup> of private open space behind the front building line. This may be in the form of a single area, or a sum of areas provided the minimum width of each area is 5 metres throughout.</p>	<p><b>Complies</b> The area of POS at the rear of the dwelling has a total area of 153m<sup>2</sup> this includes the outdoor alfresco.</p>
<b>Access to Sunlight</b>	
<p><b>2.11</b> At least one living area must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.</p>	<p><b>Complies</b> The living space at the front of the dwelling will achieve the three hours of sunlight, see 3D Renders provided.</p>
<p><b>2.12</b> At least one living area of a dwelling on an adjoining site must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.</p>	<p><b>Complies</b> During the morning period the dwelling to the east and its area of POS will be completely unaffected by the shadow cast by the proposed dwelling. In the afternoon the dwelling to the west will be unaffected.</p>
<p><b>2.13</b> A minimum 50% of the private open space required for the dwelling house and a minimum 50% of the private open space of a dwelling on an adjoining site must receive at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining site, the development must not result with additional overshadowing on the affected private open space.</p>	<p><b>Complies</b> The subject lot is a north-south orientated lot as such it is difficult to achieve a complete overshadowed area of POS, we believe it should achieve this through the 12pm – 3pm period however at minimum may be 2.5hours. As with 2.12, both adjoining dwellings at different times of the day will have less than 50% of their yard overshadowed.</p>
<p><b>2.14</b> Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites.</p>	<p><b>Complies</b> The proposed dwelling does not look to overshadow any hot water systems</p>
<b>Visual Privacy</b>	
<p><b>2.15</b> Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must:</p> <ul style="list-style-type: none"> <li>(a) offset the windows between dwellings to minimise overlooking; or</li> <li>(b) provide the window with a minimum sill height of 1.5 metres above floor level; or</li> <li>(c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or</li> <li>(d) use another form of screening to the satisfaction of Council.</li> </ul>	<p><b>Complies</b> The adjoining property to the west is a single storey so no upper storey windows will look directly into those of the adjoining property.</p> <p>The premises to the east is currently under construction so no way of being able accurately determine whether they are offset, if Council deems necessary screening or other window finish on the eastern elevation can be conditioned.</p>
<p><b>2.16</b> Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where:</p> <ul style="list-style-type: none"> <li>(a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or</li> <li>(b) the window has a minimum sill height of 1.5 metres above floor level; or</li> <li>(c) the window has translucent glazing to a minimum height of 1.5 metres above floor level; or</li> <li>(d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.</li> </ul>	<p><b>Complies</b> All windows at the rear of the dwelling which may look into adjoining areas of POS are for bedrooms. The Activity room has a sill height of 1500mm.</p>



<p><b>2.17</b> Council may allow dwelling houses to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design:</p> <ul style="list-style-type: none"> <li>(a) does not have an external staircase; and</li> <li>(b) does not exceed a width of 1.5 metres throughout; and</li> <li>(c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building</li> </ul>	<p><b>Not Applicable</b> Neither proposed.</p>
<p><b>2.18</b> Council does not allow dwelling houses to have roof-top balconies and the like.</p>	<p><b>Complies</b> No rooftop viewing platform, balcony or otherwise is proposed.</p>
<b>Building design</b>	
<p><b>2.19</b> The maximum roof pitch for dwelling houses is 35 degrees.</p>	<p><b>Complies</b> The proposed dwelling has a roof pitch of 22.5 degrees.</p>
<p><b>2.20</b> Council may allow dwelling houses to have an attic provided the attic design:</p> <ul style="list-style-type: none"> <li>(a) accommodates no more than two small rooms (for the purposes of a bedroom and/or study) and a bathroom plus an internal link to the storey below; and</li> <li>(b) ensures the attic does not give the external appearance of a storey.</li> </ul>	<p><b>Not Applicable</b></p>
<p><b>2.21</b> The design of dormers must:</p> <ul style="list-style-type: none"> <li>(a) be compatible with the form and pitch of the roof; and</li> <li>(b) must not project above the ridgeline of the main roof; and</li> <li>(c) must not exceed a width of 2 metres; and</li> <li>(d) the number of dormers must not dominate the roof plane.</li> </ul>	<p><b>Not Applicable</b> No dormers are proposed.</p>
<p><b>2.22</b> Development in the foreshore protection area (refer to map in Appendix 1) must use non-reflective materials that are compatible with the natural characteristics and colours of the area (such as olive green, grey and dark brown).</p>	<p><b>Not Applicable</b> Not within the foreshore protection area.</p>
<b>Building design (car parking)</b>	
<p><b>2.23</b> Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must:</p> <ul style="list-style-type: none"> <li>(a) comply with the road pattern shown in Appendix 2; and</li> <li>(b) ensure vehicle access from Balmoral Crescent to land at 107–113 Rex Road in Georges Hall is provided for no more than 10 dwellings as shown in Appendix 3.</li> </ul>	<p><b>Not Applicable</b></p>
<p><b>2.24</b> Development must locate the car parking spaces behind the front building line with at least one covered car parking space for weather protection. Despite this clause, Council may allow one car parking space to locate forward of the front building line provided:</p> <ul style="list-style-type: none"> <li>(a) the car parking space forward of the front building line is uncovered and located in a stacked arrangement on the driveway in front of the covered car parking space; and</li> <li>(b) the covered car parking space is setback a minimum 6 metres from the primary and secondary street frontages.</li> </ul>	<p><b>Complies</b> The proposed garage is setback 6500mm from the road frontage and 1000mm behind the main building line.</p>

<p><b>2.25</b> Despite clause 2.24, Council may consider a single carport forward of the front building line of an existing dwelling house solely where:</p> <ul style="list-style-type: none"> <li>(a) there is no existing garage on the site;</li> <li>(b) there is no side or rear vehicle access to the site;</li> <li>(c) the site does not contain a heritage item or is not within a heritage conservation area or local character area;</li> <li>(d) the site is in the vicinity of existing, approved carports on adjacent sites that are forward of the front building line;</li> <li>(e) the maximum width of the single carport is 3 metres;</li> <li>(f) it is of a simple posted design, with no side panel infill;</li> <li>(g) there is no solid panel lift or roller shutter door proposed;</li> <li>(h) the carport is setback a minimum 1 metre from the primary and secondary street frontages;</li> <li>(i) the carport achieves a high quality design and has a roof design that is compatible with the dwelling house.</li> </ul>	<p><b>Not Applicable</b></p>
<p><b>2.26</b> Where development proposes a garage with up to two car parking spaces facing the street, Council must ensure the garage architecturally integrates with the development and does not dominate the street facade.</p>	<p><b>Complies</b> The proposed garage is integrated into the design of the dwelling.</p>
<p><b>2.27</b> Where development proposes a garage with more than two car parking spaces facing the street, Council must consider the architectural merit of the development and may allow the garage provided:</p> <ul style="list-style-type: none"> <li>(a) the building is at least two storeys in height, and</li> <li>(b) the garage is architecturally integrated with the upper storey by: <ul style="list-style-type: none"> <li>(i) ensuring the garage does not project more than 3 metres forward of the upper storey street facade; and</li> <li>(ii) designing a covered balcony, rooms or other architectural features of the upper storey to extend over the garage roof.</li> </ul> </li> </ul>	<p><b>Not Applicable</b></p>
<p><b>Landscape</b></p>	
<p><b>2.28</b> Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a design alteration or a reduction in the size of the dwelling house.</p>	<p><b>Complies</b> The proposed development does not require the removal of any vegetation on the site.</p>
<p><b>2.29</b> Development must landscape the following areas on the site by way of trees and shrubs with preference given to native vegetation endemic to Canterbury-Bankstown (refer to the Landscape Guide for a list of suitable species):</p> <ul style="list-style-type: none"> <li>a. a minimum 45% of the area between the dwelling house and the primary street frontage; and</li> <li>b. a minimum 45% of the area between the dwelling house and the secondary street frontage; and</li> <li>c. plant at least one 75 litre tree between the dwelling house and the primary street frontage (refer to the Landscape Guide for a list of suitable trees in Canterbury Bankstown); and</li> <li>d. for development in the foreshore protection area (refer to map in Appendix 1), plant native trees with a mature height greater than 12 metres adjacent to the waterbody.</li> </ul>	<p><b>Complies</b> Landscaping Plan provided.</p>

## 6.2 Notification and Public Participation

The proposed single storey dwelling should not require public notification as it complies with the requirements of the Canterbury Bankstown Development Control Plan 2023 and would not result in any off-site amenity impacts.



## 7.0 CONCLUSION

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The proposed development is for a Two Storey Dwelling House at 15 Hendy Ave, Panania. The proposed dwelling contains 4 bedrooms, an open plan kitchen/living/dining area and extra activity/rumpus spaces. The dwelling also has an attached dual car garage and outdoor living spaces. The proposed dwelling is compliant with the requirements of Council's Development Control Plan, particularly Chapter 5 – Residential Accommodation, Section 2 – Dwelling Houses relating to Residential Development and it is therefore respectfully requested that the development be approved.



# PPLAN

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